

**RESOLUTION 12-745**

**A RESOLUTION APPROVING THE YAKIMA HOUSING AUTHORITY  
ANNUAL PLAN 2012**

WHEREAS, the Housing Authority of the City of Yakima, is mandated by the U.S. Dept. of Housing and Urban Development to submit an annual plan, and

WHEREAS, the Housing Authority of the City of Yakima has prepared the plan in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998.

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Yakima, in a special meeting, a quorum being present does hereby adopt the annual plan for 2012.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 11<sup>th</sup> DAY OF JANUARY, 2012.



Chairman, Board of Commissioners

1-11-12

Date

Attest:



Secretary

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Yakima</u> PHA Code: <u>WA042</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>150</u> Number of HCV units: <u>708</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>Not applicable.</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>Not applicable.</b>					
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Admissions and Occupancy Policy – To include the use of the Non-Elderly Disabled (NED) Program Category II vouchers (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  Yakima Housing Authority Administrative Office 810 North 6 <sup>th</sup> Avenue Yakima, Washington 98902  YHA website at <a href="http://www.yakimahousing.org">www.yakimahousing.org</a>					

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> <li>• <b>Hope VI or Mixed Finance Modernization or Development</b> – YHA is not considering a Hope VI, mixed finance modernization or development at this time.</li> <li>• <b>Demolition and/or Disposition</b> – YHA is planning to dispose of some or all of its Public Housing units in order to accomplish the necessary renovations and place those units on a more financially sound footing. YHA then may use low-income housing tax credits and/or borrowing based on rental income from these properties to raise the funds needed for renovation. YHA would seek replacement vouchers for all units, and current residents would be protected by receipt of vouchers. YHA may seek to project-base a substantial portion of these units, subject to compliance with HUD requirements. Eligible residents would be able to remain in their current units. All units would remain available as a long-term affordable housing resource. The sixteen public housing unit at Nueva Primavera are part of a larger complex, and disposition of those units may be proposed to facilitate financing that would bolster the preservation of the entire complex.</li> <li>• <b>Conversion of Public Housing</b> – YHA is planning to dispose of some or all of its Public Housing units (please see above note). YHA could pursue voluntary conversion of some or all of these properties as an alternative to disposition to accomplish the same purposes.</li> <li>• <b>Homeownership Program</b> – YHA will be implementing a homeownership program utilizing Housing Choice Vouchers.</li> <li>• <b>Project-based Vouchers</b> – YHA has set aside 75 units for the homeless in connection with related services from Yakima County and has project-based nine units at Nueva Primavera.</li> </ul>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See attached.</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Attached.</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of low-income, very low-income, and extremely low-income families who reside in YHA's jurisdiction, taken directly from and in accordance with the applicable Yakima, Washington 2010-2014 Consolidated Plan:</p> <p>At least 6,294 renter households and 4,452 owner households had significant housing problems in Yakima in the year 2000 census. The numbers have likely increased in the years since due to rising housing costs and stagnant if not decreasing incomes.</p> <p>However, priority housing needs based on the gross number of households who are most likely to be in need of <b>critical</b> housing assistance consist of:</p> <ul style="list-style-type: none"> <li>• <b>Renter households with incomes below 30% of Median Family Income (MFI)</b> – since this group includes 1,558 households with housing problems of which 1,779 are paying more than 50% of their gross household income for housing.</li> <li>• <b>Owner households with income below 30% of MFI</b> – since this group includes 867 households with housing problems of which 619 are paying more than 50% of their gross household income for housing.</li> <li>• <b>Renter households with incomes between 31-50% of MFI</b> – since this group includes 2,113 households with housing problems of which 464 are paying more than 50% of their gross household income for housing.</li> <li>• <b>Owner households with incomes between 31-50% of MFI</b> – since this group includes 906 households with housing problems of which 354 are paying more than 50% of their gross household income for housing.</li> </ul> <p>Additional housing needs of farmworker families who reside in YHA's jurisdiction, taken from the Yakima County Housing Needs Assessment and the Washington State Farmworker Study:</p> <ul style="list-style-type: none"> <li>• <b>Year-round farmworker households</b> – based on the Washington State Farmworker Study, the Washington State Farmworker Housing Trust estimates that Yakima County needs an additional 8,858 units for year-round farmworkers.</li> <li>• <b>Seasonal farmworker households</b> – based on the Washington State Farmworker Study, the Washington State Farmworker Housing Trust estimates that Yakima County needs an additional 4,237 units for seasonal farmworkers.</li> </ul> <p>The basic obstacle to meeting underserved needs include:</p> <ul style="list-style-type: none"> <li>• <b>The rising cost of housing</b> – relative to community wage levels make it hard to supply safe and affordable housing to lower income groups, and</li> <li>• <b>The subsidies required providing affordable housing for all those in need</b> – is far above the amount of resources that are available, and</li> <li>• <b>Low vacancy rate of available rental housing</b> – relative to Washington State, Yakima County's vacancy rate is much lower at 2.4% for the larger units as compared to the State average.</li> </ul>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>In the fiscal year 2013, YHA will use all reasonable efforts to provide safe and affordable housing to extremely low-income, and very low-income residents of Yakima and Kittitas (Section 8 only) counties, as follows:</p> <ul style="list-style-type: none"> <li>• YHA will be applying for funding to construct new units,</li> <li>• YHA will review potential acquisitions of property to preserve affordable housing,</li> <li>• YHA will develop policies and procedures to begin homeownership opportunities through a Section 8 Homeownership Program,</li> <li>• YHA will seek opportunities to partner with for-profit and non-profit developers,</li> <li>• YHA will continue to expand the tenant-based Section 8 program by applying for incremental and special needs vouchers,</li> <li>• YHA will remain committed to housing the homeless population through the use of project-based vouchers,</li> <li>• YHA will remain committed to providing services, in connection with housing, by partnering with Yakima County, Washington State Department of Social and Health Services, Veterans Affairs Office, and other non-profit organizations,</li> <li>• YHA will partner with the City of Yakima Police Department to provide a full-time officer for its Public Housing units, and</li> <li>• YHA will continue to refer families who need immediate housing assistance to a number of other community service organizations and through the use of "211" to help maximize individual success.</li> </ul>
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**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

YHA has made progress in meeting the mission and goals in its 5-Year Plan in the following ways:

- **Become a "high" performing housing authority in REAC** – YHA is in the process of implementing processes to meet the "high" performer requirements for REAC.
- **Continue to maintain a "high" performance rating in SEMAP** – YHA is in the process of implementing processes to meet the "high" performer requirements for SEMAP.
- **Maintain an occupancy rate of not less than 97% for Public Housing** – YHA has improved its occupancy rate for Public Housing during fiscal year 2012 and currently has an occupancy rate of 99%.
- **Maintain a leasing or authorized budget authority utilization rate of not less than 96% for Section 8** – YHA's Section 8 utilization for calendar year 2011 is 100%. However, YHA has struggled to fully utilize its specialty vouchers, including both VASH and NED. Currently, VASH vouchers are projected to be fully utilized by the end of fiscal year 2012 and NED vouchers are projected to be fully utilized by February, 2012.
- **Complete all "emergency" work orders within 24 hours and all remaining work orders within 25 days** – During the 2012 fiscal year, YHA has completed all "emergency" work orders within 24 hours and has completed all remaining work orders within three days, on average.
- **Complete all unit turnovers within 20 days** – YHA has turned all Public Housing units for fiscal year 2012 in under six days.
- **Increase Section 8 vouchers through requests for incremental and/or special needs vouchers** – YHA has applied for special needs vouchers including the following: (50) Family Unification Program vouchers. Currently, YHA's Section 8 vouchers have increased by 15 NED, Category II, vouchers for 2011.
- **Begin a home ownership program utilizing Section 8 vouchers for not less than 10 families** – YHA is in the process of developing its home ownership program and anticipate that it will be implemented during fiscal year 2013.
- **Continue to house homeless through 75 project-based vouchers** – YHA has set-aside 75 project-based vouchers for housing the homeless throughout Yakima County.
- **Continue to lease all of the remaining 35 VASH vouchers in connection with the Veteran's Affairs Office** – YHA has leased 42 VASH vouchers to-date and is expecting to have all 60 VASH vouchers leased by the end of fiscal year 2012. To help with the leasing process, the Veteran's Affairs Office is sharing office space with YHA to provide increased service to our community.
- **Begin a Family Self-Sufficiency program for at least 25 families on Section 8** – YHA has struggled to implement its FSS program, which has 11 participants to-date. Beginning in January, 2012, YHA will be utilizing a VISTA volunteer to continue its efforts to fully implement its FSS program.
- **Begin a Resident Opportunity and Self-Sufficiency program for Public Housing** – YHA will include residents of its disposed Public Housing units into its FSS program.
- **Implement a "No Smoking" policy for all of YHA's units** – YHA is coordinating with the Pacific Northwest Regional Council of NAHRO to conduct a survey of residents and help with the implementation of the policy through smoking cessation classes during the spring and summer of 2012. In addition, YHA staff has attended training and have collaborated with other housing authorities that have instituted "No Smoking" policies.
- **Create a preference for individuals who complete the "Ready to Rent" program for the Public Housing and Housing Choice Voucher waiting lists** – YHA has sent staff to training for the "Ready to Rent" program and will work towards implementing changes to its policy regarding preferences during fiscal year 2013.
- **Set aside a Public Housing unit and enter into a contract with the City of Yakima Police Department to provide an officer for Public Housing** – YHA is currently in its second of a four year contract with the City of Yakima to provide an officer for YHA's Public Housing units.
- **Perform a Physical Needs Assessment for the Public Housing units and analyze financing options for modernization of the units including either a Hope VI application or mixed finance and conversion of the units** – YHA is currently waiting on the regulations to be finalized regarding the process for completing the Physical Needs Assessment requirements in connection with the Recovery Act funding before completing a Physical Needs Assessment.
- **Maintain compliance with all applicable program requirements** – There were no recommendations during YHA's most recent audit for fiscal year 2011.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

YHA considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated,
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list, or
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plan.

10.0

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>See attached.</b></li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>See attached.</b></li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>See attached.</b></li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>See attached.</b></li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>Not applicable.</b></li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>See attached RAB minutes with comments. There we no recommendations made by the RAB regarding the annual plan.</b></li> <li>(g) Challenged Elements <b>Not applicable.</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>See attached.</b></li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>See attached.</b></li> </ul>
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<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</b>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the      5-Year and/or   X   Annual PHA Plan for the PHA fiscal year beginning 4/1/12 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Housing Authority of the  
City of Yakima  
 PHA Name

WA042  
 PHA Number/HA Code

       5-Year PHA Plan for Fiscal Years 20       - 20      

  X   Annual PHA Plan for Fiscal Years 2012 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

Name of Authorized Official	Title
<u>Robert Wardell</u>	<u>Board Chairman</u>
Signature	Date
	<u>1.12.12</u>



# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of the City of Yakima

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Lowel Krueger

Title

Executive Director

Signature

Date

X

1/12/12

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of Yakima

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Lowel Krueger

Title

Executive Director

Signature

Date (mm/dd/yyyy)

01/12/2012

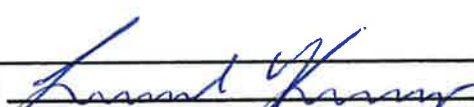
# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: _____  Congressional District, if known: 4			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Housing Authority of the City of Yakima 810 North 6th Avenue Yakima, Washington 98902  Congressional District, if known: 4		
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Public Housing Capital Fund Program CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b> Unknown			<b>9. Award Amount, if known:</b> \$ Unknown		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): Not Applicable			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): Not Applicable		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Lowell Krueger Title: Executive Director Telephone No.: 509.453.3106      Date: 1/12/12		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P042501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>PHA Name: Housing Authority of City of Yakima</b>					
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	27,922		27,921.94	27,921.94
3	1408 Management Improvements	32,883		32,882.49	15,600.30
4	1410 Administration (may not exceed 10% of line 21)	8,852		8,852.38	8,852.38
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	0			
9	1450 Site Improvement				
10	1460 Dwelling Structures	144,715.		144,715.14	144,715.14
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	22,483		22,483.25	22,483.25
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	10,808		10,807.85	10,807.85
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.


<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/31/2011

<b>Part I: Summary</b>		FFY of Grant: 2009 FFY of Grant Approval: 2009			
PHA Name: Housing Authority of City of Yakima		Grant Type and Number Capital Fund Program Grant No: WA19P042501-09 Replacement Housing Factor Grant No: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	248,700		248,700	231,417.81
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/7/2012			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 08/31/2011**

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 8/31/2011

<b>Part I: Summary</b>		Grant Type and Number Capital Fund Program Grant No: WA19P042501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name: Housing Authority of the City of Yakima				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report				
Line		Original	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	75,000		63,353.55
3	1408 Management Improvements	47,500		8,002.38
4	1410 Administration (may not exceed 10% of line 21)	24,643		20,238.07
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	87,784		71,524.35
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment	1,500	0	0
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	10,000	0	0
17	1499 Development Activities <sup>4</sup>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.



<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 08/31/2011

<b>Part I: Summary</b>		Grant Type and Number Capital Fund Program Grant No: WA19P042501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name: Housing Authority of the City of Yakima				
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies			
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>
		Original	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	246,427	163,118.35	163,118.35
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Signature of Public Housing Director		Date
				2/7/2012

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/31/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 08/31/2011

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 8/31/2011

<b>Part I: Summary</b>		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the City of Yakima	Grant Type and Number Capital Fund Program Grant No: WA19P042501-11 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies			
<input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>
1	Total non-CFP Funds		Obligated
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	85,000	Expended
3	1408 Management Improvements	47,500	
4	1410 Administration (may not exceed 10% of line 21)	21,357	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	48,212	
11	1465.1 Dwelling Equipment—Nonexpendable	1,500	
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	10,000	
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 08/31/2011

<b>Part I: Summary</b>		<b>FFY of Grant:</b> FFY of Grant Approval:	
<b>PHA Name:</b> Housing Authority of the City of Yakima	<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P042501-11 Replacement Housing Factor Grant No: Date of CFFP:		
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account			
<b>Line</b>	<b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> Final Performance and Evaluation Report	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	213,569	1,755.23
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b> 2/7/2012		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Part II: Supporting Pages

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 08/31/2011

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

Part I: Summary					
PHA Name/Number WA042		Locality (City/County & State) Yakima/Yakima, WA			
Development Number and Name		Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013
					Work Statement for Year 5 FFY 2014
A.	HA Wide				
B.	Physical Improvements Subtotal		300,000	300,000	300,000
C.	Management Improvements		47,500	47,500	47,500
D.	PHA-Wide Non-dwelling Structures and Equipment				
E.	Administration		44,500	44,500	44,500
F.	Other		12,500	12,500	12,500
G.	Operations		85,000	85,000	85,000
H.	Demolition				
I.	Development				
J.	Capital Fund Financing -- Debt Service				
K.	Total CFP Funds		489,500	500,500	489,500
L.	Total Non-CFP Funds				
M.	Grand Total				



**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

[illegible]

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2013 FFY 2013		Work Statement for Year 2014 FFY 2014			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See attached Subsequent	HA Wide			HA Wide		
	Modernization to be amended upon physical needs assessment by HUD		300,000	Modernization to be amended upon physical needs assessment by HUD		300,000
	Subtotal of Estimated Cost		\$300,000	Subtotal of Estimated Cost		\$300,000

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>					
<b>Work Statement for Year 1 FFY _____</b>	<b>Work Statement for Year ____ 2011 FFY 2011</b>		<b>Work Statement for Year ____ 2012 FFY 2012</b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>	<b>Estimated Cost</b>
Security					
Approved	Security	40,000	Security	40,000	
Subtotal	Computer Upgrades	7,500	Computer Upgrades	7,500	
	<b>Subtotal of Estimated Cost</b>	<b>\$47,500</b>	<b>Subtotal of Estimated Cost</b>	<b>\$47,500</b>	<b>\$47,500</b>

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**form HUD-50075.2 (4/2008)**



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*"Committed to Safe and Affordable Housing"*

## Resident Advisory Board

### December 7, 2011 Meeting Minutes

#### Section 8 Residents Present:

James Wingenbach and Pokeea Anancy,

#### Public Housing Residents present:

Wes Minaker and Maria Orozco

#### YHA staff present:

Lowel Krueger E.D., Becky Mares, S8 facilitator and Elsa Mendez, PH facilitator

Call to Order- the meeting was opened by Lowel Krueger at 5: 05 PM

Welcome and introduction of all those present.

Lowel gave a brief description of the purpose of the Resident Advisory Board (RAB) and the role of RAB members.

The 2011 Annual Plan was passed out to all present. Lowel gave a brief description of the contents of the 2011 plan and explained the need to prepare for the 2012 Annual Plan.

As Lowel explained the process of putting together the 2012 Annual Plan he also explained that there are three types of funding:

- Operating Fund for PH
  - which we receive a few hundred thousand a year
- Capital Fund
  - For maintaining units such as floors, cabinets, etc. which we receive a couple hundred thousand a year

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- Section 8
  - We receive about \$3 million a year, to provide rental assistance for our HCV program.

He explained that HUD is interested most in the Capital Funds, and what is being done with it. HUD wants us to ensure that we are using those funds particularly for what was described in the Annual Plan and nothing more.

The first four pages of our proposed Annual Plan will consist of what we have done in the last year, what we haven't and plan on doing.

Lowel discussed future changes and the possibility of the Section 18 Disposition and the syndication of some units. This change will specifically deal with the Public Housing Program. By doing a Section 18 Disposition will allow us to do more things, which we are not allowed to do right now.

Public Housing is currently under a Deed of Trust. We cannot borrow against those 150 PH units, other than the funding given. If additional needs for those units arise such as roofing, siding or flooring outside this funding stream there are no other options. The Plan is to change them from being PH units that is the disposition aspect. It does not mean that we will not provide assistance; it will just be in a different form.

Lowel explained that we would have to hold special meetings in regards to the Section 18 Disposition.

We hope to gain two things:

The 16 PH units located outside our office, which is also part of the 54 unit complex. Looking into refinancing the 54 unit complex, If able to disposition the 16 PH units, it would allow the additional debt; if not, the Sec 18 disposition can't be done and cannot refinance at all.

The other 134 units we have throughout Yakima are looking into doing separate disposition for those, we will try to do a syndication for those units which means; putting an application to the Washington State Housing Finance Commission. If we receive an award of Tax Credit allocation then we can sell those to investors. They would pay us funds to rehabilitate all of those units. This would go way beyond getting a couple hundred thousand dollars a year. This would be new roofs, new siding, floors and finishing cabinets, like brand new units when we are done. That is the big change this year in regards to our Annual Plan.

## Q & A

Q-Does the annual plan deal with Section 8 and Public Housing? Does it have official forms?

A-Yes

Q-What does the Section 8 and Public Housing Intel?

A-Lowel gave an explanation of the pages, and discussed the 3 types of funding.

Q- Does the Capital Fund cover all those?

A-It covers the flooring, siding, cabinets, security/ contract with YPD officer and units itself.

Q-Is Public Housing units with renovation, will they become Section 8?

A-Yes, they will become Section 8.

Q-Will the people living there go thru the transition automatically?

A-Yes, they would.

Q-For the funding do you lobby for this or do you apply for grants?

A-It is a specific application that we have to submit to HUD's PIC system.

Q-Do demographics play into that since they have changed a lot?

A-Right now demographics are not a part of this process, but I can look into that. What I care about most is having units that are meeting the needs of the community and are in good shape and maintained well.

Q-So a disposition would be away to do that?

A-Yes, that is our reason for doing that. I could sell them off to a for-profit business but I don't want to do that and I don't know of any Housing Authority that has done that.

Q-Do you have any clue as to future Public Housing units to be added?

A-No, in fact they have a separate conversion process and I view this as a better process. What they are trying to do is ultimately to get rid of Public Housing across the Country.

Q-If I understand you right after this is all said and done the majority of this property will be Section 8 and that it is not now?

A-Yes that is correct. The same rules will apply and no one has to move or leave the program.



Q-will you make the units here handicap accessible?

A-There are some Public Housing units that are already handicap accessible. The other units cannot be made handicap accessible because they are two-story townhouses.

End of Q & A

Next meeting scheduled for Wednesday, December 14, 2011 at 5:00 PM.

Meeting adjourn at 5:40 PM

Minutes submitted by Becky Mares and Elsa Mendez.



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*"Committed to Safe and Affordable Housing"*

## Resident Advisory Board

December 14, 2011 Meeting Minutes

### **Section 8 Residents Present**

James Wingenbach

### **VASH Residents Present**

Pokeea Anacy

### **Public Housing Residents present**

Wes Minaker, Maria Orozco and Nora Lopez

### **YHA staff present**

Lowel Krueger E.D., Becky Mares, S8 facilitator and Elsa Mendez, PH facilitator

Call to Order- by Lowel Krueger at 5: 02 PM

The December 7, 2011 meeting minutes were handed out and once reviewed asked if anyone had any changes or corrections. None noted at this time.

The 2012 Annual Plan was passed out to the group. Lowel gave an explanation of the Annual Plan documents and a brief description of the first 4 pages of the Annual Plan that included.

- PHA Information
- Inventory
- Annual Plan submission type
- PHA Plan Update
- Hope VI
- Disposition of Public Housing
- Capital Improvements
- Capital Fund Program Annual Statement/ Performance & Evaluation Report
- Capital Fund Program – 5 year action plan

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- Capital Fund Financing Program
- Housing Needs
- Strategies for Addressing Housing Needs

Lowel gave a more detailed description of the Additional Information of the plan such as:

- Becoming a “high” performing housing Authority in REAC
- Continue to maintain a “high” performance rating in SEMAP
- Maintain an Occupancy rate of not less than 97% for Public Housing
- Maintain a leasing/authorized budget authority utilization rate of not less than 96% for S8
- Complete all emergency work orders within 24 hours and all remaining within 25 days
- Complete all unit turn overs within 20 days
- Increase S8 vouchers through request for incremental/special needs vouchers
- Begin a homeownership program utilizing S8 vouchers for not less than 10 families
- Continue to house homeless through 75 project based vouchers
- Continue to lease all of the remaining 35 VASH
- Begin a Family Self Sufficiency program for least 25 families on S8
- Implement a No Smoking policy for all YHA units
- Create a preference for individual who complete the “Ready to Rent” program
- Enter into a contract with the city of Yakima to provide a Police Officer
- Perform a physical needs assessment
- Maintain compliance with all applicable program requirements.

Lowel asked the RAB members to take the Annual Plan packet home to read thru it at their leisure.

The Disposition 18 community meeting dates were tentatively scheduled for the weeks of January 9<sup>th</sup> and 23<sup>rd</sup>. The plan is to hold four meeting at two different sites.

Lowel invited the RAB members to the next YHA Board of Director meeting on Jan. 11, 2012

Meeting adjourned at 6: 10 PM



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*"Committed to Safe and Affordable Housing"*

**Public Housing Agency Plan Provision – Five Year Plan  
Yakima Housing Authority (YHA)**

The Yakima Housing Authority (YHA) has adopted Resolution 08-655, Revision of the Management Plan and Occupancy Policy, to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162 (VAWA)). YHA's policies to enable YHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the YHA Occupancy Policy (Section 13, Number 11), a copy of which is attached to this Plan. In addition, YHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in YHA's Annual Public Housing Agency Plan.